

Lettings



24 Coombe Drove | Steyning | West Sussex | BN44 3PW

H.J. BURT
Chartered Surveyors : Estate Agents

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Rental Guide: £2,950 - Per calendar month



- Newly refurbished, modernised and extended family home
- EPC: E | Council Tax: F | Deposit: £3,403.00
- Four double bedrooms, main having a dressing area and en-suite
- Large triple aspect Living room/kitchen/diner with bifold doors to garden
- Further Snug/TV room
- utility room and downstairs w.c.
- Off street parking
- Large secure lawned garden
- Excellent neutral decor throughout.

Description

A beautifully presented detached four bedroom property having recently been refurbished to a high specification and offering contemporary and adaptable family accommodation. The standout feature is a fabulous large kitchen/living room with space for a table and chairs. The kitchen has a large number of white shaker style units with granite worktops including a large island and breakfast bar. There are integrated appliances including a Siemens double oven, dishwasher and extractor. This triple aspect room is light and bright and has bifold doors to the garden. A separate TV room/snug has a media wall with storage. A useful utility room has storage for coats and shoes and there is a downstairs w.c. Upstairs, there are four bedrooms, the main is double aspect and has a dressing area with wardrobes and an ensuite shower room. A family bathroom has a freestanding bath and modern styling. To the front is a formal garden laid to lawn and a driveway for two cars. Lawned rear garden.

Location

24 Coombe Drove is within only a few minutes walk of Steyning High Street down a shortcut footpath that comes out onto Bostal Road. The property is close to beautiful walks across the South Downs National Park and also along the Downs Link old railway line heading South towards the sea. The old market town has a wide range of traditional local shops, trades and services and also boasts a health and leisure centre with a swimming pool and other community facilities with schools for all age groups and churches of most denominations. Shoreham-by-Sea, approx. 5.5 miles to the South-East has a main line railway station (with services along the South Coast to Gatwick and London Victoria) a small airport and a harbour. The city of Brighton with its excellent range of

shops and recreational facilities is approx. 5 miles to the East of Shoreham whilst Worthing is a similar distance to the West of Shoreham.

Information

1. **Outgoings:** The Tenant will be responsible for all electricity, gas, telephone, water and drainage charges on the property.
2. **Council Tax:** The Tenant will be responsible for paying the Council Tax and will ensure that the occupants are registered with the Local Authority on commencement of the Tenancy. Tax Band F.
3. **Services:** Mains water, gas & electricity are connected. Gas central heating.
4. **Photos & particular prepared:** (ref JL MARLA)
5. **Property Reference:** HJB02876

Directions

What 3 words: ///kingpin.responses.host

Turn right from our office in Steyning High Street and continue over the roundabout and down Bramber Road. Then turn right into Maudlin Lane and right into Coombe Drove and the property is in front on the corner.

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Lettings Department

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

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Find us @H.J.Burt



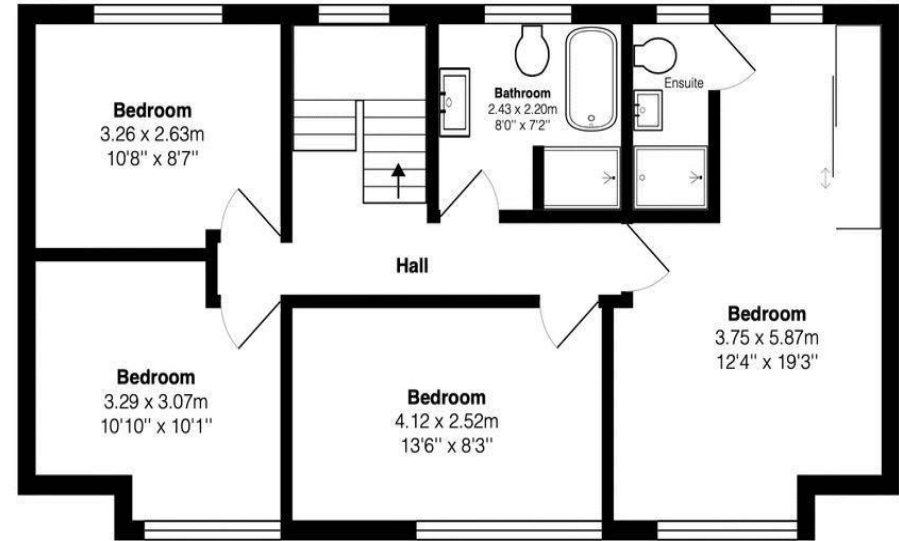
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24 Coombe Drive



Ground Floor



First Floor

Total Area: 141.1 m² ... 1519 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	39 E	
21-38	F		
1-20	G		